

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Rob Skalecki, City Planner, Historic Preservation (612) 673-5179
Date: March 19, 2020
Subject: Joyce Memorial Methodist Church Designation Study, 1219 31st St. W

SITE DATA

Existing Zoning	R2B District – Two-Family District
Lot Area	11,606 square feet
Ward(s)	10
Neighborhood(s)	South Uptown
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

DESIGNATION STUDY REVIEW AND COMMENT

Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. The Joyce Memorial Methodist Church designation study was submitted to the SHPO on February 20, 2020. Staff anticipates comments on the designation study on or by April 20, 2020. This item will be on the April 30, 2020, Committee of the Whole agenda for discussion and comment.

Staff is recommending that the Joyce Memorial Methodist Church be designated as a local historic landmark. Staff finds that the property has significance under Criterion 4 (distinctive characteristics of an architectural style) and Criterion 6 (work of master architects) of Chapter 599.210.

Title 23, Chapter 599.260 of the Minneapolis Code of Ordinances requires the planning director to submit all proposed designations to the Minneapolis City Planning Commission for review and comment on the proposed designation. In its review, the City Planning Commission shall consider but not be limited to the following factors:

- (1) The relationship of the proposed designation to the city's comprehensive plan.
- (2) The effect of the proposed designation on the surrounding area.
- (3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

The relationship of the proposed designation to the city's comprehensive plan:

The future land use of the property is identified as **Urban Neighborhood** in the *Minneapolis 2040 Comprehensive Plan (Minneapolis 2040)*. Urban Neighborhood is a predominantly residential area with a range of allowed building types, including small-scale institutional and semi-public uses such as schools and religious institutions. Currently, the area is low-density residential, bordered on the west by medium-density and some high-density residential, with nearby commercial uses. The proposed designation itself would have no impact on the use of the subject property and would support the identified future land use for the area. It must be noted that the property owner is interested in developing the property as a multi-family residential building.

The future built form district for the property is identified as **Interior 2** in *Minneapolis 2040*. The Interior 2 district is typically applied in parts of the city that developed during the era when streetcars were a primary mode of transportation, and include the areas in between transit routes and on select streets with intermittent local transit service. It is also applied adjacent to the Corridor 4 and Corridor 6 districts, serving as a transition to lower density residential areas. The subject property is directly adjacent to Interior 3 and Corridor 6, which exist across West 31st Street and Fremont Avenue South. Buildings in the Interior 2 district are to be small-scale residential, with individual lots permitting up to three dwelling units with multi-family buildings of more than three units permitted on larger lots. Building heights are limited to 1 to 2.5 stories. The proposed designation would have minimal impact on the built form of the subject property. The property is an existing church much taller than 2.5 stories, however the church has been present since 1907. The property would remain non-conforming as to height in the built form district, Interior 2.

The following policies of *Minneapolis 2040* would apply to the designation of Joyce Memorial Methodist Church:

Policy 92 - Identify and Evaluate Historic Resources: Continue to identify, examine, and evaluate historic contexts and historic resources, with a focus on communities that have been traditionally underrepresented. The California Mission Revival style is not currently represented in the body of Minneapolis' locally designated historic resources, as individual landmarks or within historic districts. Local designation would highlight the California Mission Revival style, as the property has been identified as the City's best example of a church that retains and conveys the significance to this particular style.

Policy 60 – Intrinsic Value of Properties: Increase the awareness, understanding, and appreciation of the economic and intrinsic value of older properties important to the city's heritage. Joyce Memorial Methodist Church is the only intact California Mission Revival style church in the City of Minneapolis. Landmark designation would protect the church for years to come. Designation would allow for the increased awareness, appreciation, intrinsic and potential economic value of a unique piece of the City's architectural history.

Policy 93 – Stewarding Historic Properties: Preserve, maintain and encourage the adaptive reuse of historic districts, landmarks and historic resources, especially in locations that historically have experienced disinvestment. Historic designation at the local level offers among the strongest protections for historic resources available in a regulatory framework. Through Heritage Preservation Regulations, the City's Code of Ordinances ensure guided change to the property under the *Secretary of the Interior's Standards for Rehabilitation* and prevent inappropriate alterations that may harm historic character. Local historic designation would encourage the retention and adaptive reuse of a significant community resource.

The effect of the proposed designation on the surrounding area:

The historic designation of the property would maintain the historic footprint, massing, and community prominence of Joyce Memorial as a neighborhood focal point at the notable intersection of West 31st Street and Fremont Avenue South. The designation would promote the history of Joyce Memorial Church relayed through its unique California Mission Revival style architecture and as an emblematic example of master architects, Downs & Eads, who were known for creating significant Revival designs. The designation will preserve a rare piece of the City's architectural history in an area of the City that experiences significant development pressures. As mentioned above, the property owner has noted interested in developing the property as a multi-family residential building.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council:

The property does not exist within the boundaries of a small area plan or development plan adopted by the City Council.